

DESIGN & ACCESS STATEMENT

Reserved Matters Application **To Erect Detached 3 Bedroom Dwelling House,** **Carrdale, 10 Saxby Hill, Saxby All Saints, Brigg, DN20 0QL**

Background

The proposed site has outline permission granted under application ref: PA/2022/2018 (approved 17/01/2024) with appearance, landscaping, layout & scale reserved for subsequent approval.

Proposal

This proposal is for the approval of reserved matters as detailed in the outline planning permission.

Design of Dwelling

A site visit was made by a previous applicant, his agent & the conservation officer in early September 2025 to agree the general design & use of materials.

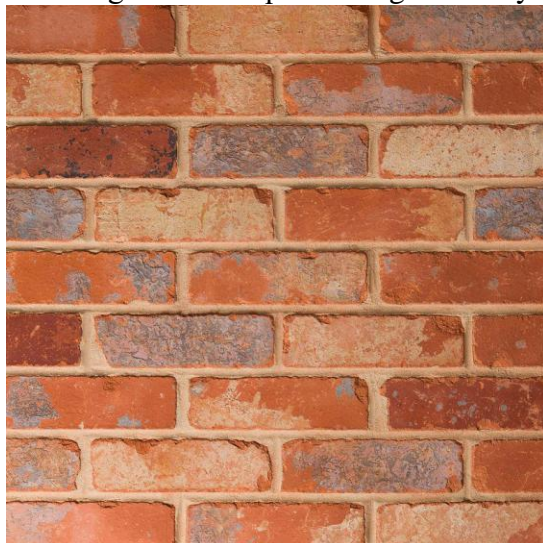
The proposed dwelling is fully detailed on the attached drawings nos. AO/26/03-04.

After careful consideration & discussion with the conservation officer the agreed chosen materials/features to be used are as follows:

Main Roof Tiles Red natural clay “Olympus Double Pantiles” by Weinerberger.



External Walls “Hemmingstone Antique” facing bricks by Traditional Brick & Stone.



Brick Detailing To all eaves & verges.
“Top Hat” detailing over windows on front elevation to match other properties in Saxby All Saints – see example photo below.



Windows Cream woodgrain upvc flush casement windows as manufactured by Resurgence – see attached brochure & details. Glazing bars will added to Match other dwellings in Saxby All Saints – see elevation drawings.

Doors Generally Cream woodgrain upvc.

Front Door Cream composite door.

Guttering Black half round upvc on rise & fall brackets.

Site Access & Egress

Note – The existing road access location is to remain as existing

The proposed dwelling will be accessed via the existing road crossing onto a new driveway as indicated on the proposed block plan with on-site turning & parking as required by highways – see proposed block ref AO/26/02A.

The new driveway will be finished in permeable block paving for its full length – colour to be chosen by client – with a 50mm raised lip to highway edge to prevent water ingress to the site off the Highway.

Drainage

Surface Water

An onsite soakaway test has been carried out which confirms the site is suitable for the use of soakaways.

Foul Water

Foul water to be connected into existing foul sewer manhole already on the site – see proposed block plan AO/26/02A.

Generally

Please refer to drainage strategy as attached.

Tree Protection

Note that the removal & protection of remaining trees should be carried out as set out in the approved tree report by AWA Tree Consultants.

The new dwelling is to be positioned outside of root protection area of the large oak tree ref T1 as indicated on the proposed block plan ref AO/26/02A.

Landscaping

The western boundary of the plot has an existing 1.8m high timber panel fence.

The other boundaries which are mainly native hedging are to remain as existing.

The main entrance is to receive permeable block paving to form parking & turning areas with a grassed area to the west of it & the existing mature landscaped area to the east.

The general layout of the landscaping will be as per the proposed block plan ref AO/26/02A.